

NOTICE OF INITIAL STUDY

NOTICE IS HEREBY GIVEN that the Environmental Review Coordinator of the City of Chula Vista is conducting an Initial Study to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact Report will be prepared to evaluate the environmental consequences of the project. If the project will not have a significant environmental impact or if mitigation measures have been included in the project, which will avoid any significant impacts, a Negative Declaration or Mitigated Negative Declaration will be prepared.

This determination does not constitute approval or rejection of the project.

This Initial Study application, project description and other materials are on file and available for public review at the Chula Vista Planning & Building Department, Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910.

Any comments on this Initial Study must be presented in writing to the Environmental Review Coordinator, 276 Fourth Avenue, Chula Vista, CA 91910, prior to 5:00 p.m. on June 1, 2006.

If you have any questions or comments on this Initial Study, please call Mary Venables, Associate Planner, in the Planning and Building Department at (619) 409-5928.

Project Description:

Napa Place – The project proposal consists of a Tentative Subdivision Map to subdivide a 1.7-acre parcel into nine single-family residential lots each containing a minimum of 7,000-square feet. A private road would provide access through the subdivision from First Avenue. The project includes the demolition of an existing single-family residence and miscellaneous storage sheds. The project site is located at 445 First Avenue in the R-1 Zone (Single-Family Residence) and RLM (Residential Low - Medium) General Plan land use designation. The project application proposes a Rezone to add a P (Precise Plan) Modifier to the existing R-1 Zone designation to modify the required building line setback on First Avenue from 25 feet to 10 feet and to adopt precise plan development standards for the project.

Project Location: 445 First Avenue
Project Applicant: Fernando Orvananos, Napa Place LP
Case Number: IS-06-020

Marilyn R.F. Pongeggi, Environmental Review Coordinator
May 23, 2006

